HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Regina CMA

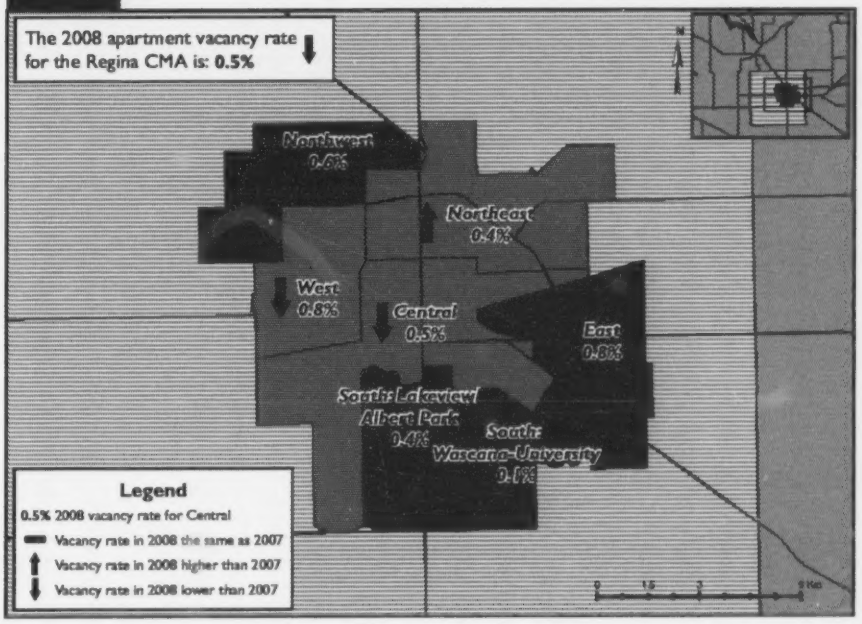
Canada Mortgage and Housing Corporation

Release Date: Fall 2008

Highlights

- The average vacancy rate in Regina's rental apartments was 0.5 per cent in October 2008, down from the 1.7 per cent in October 2007. Regina tied with Vancouver and Victoria for the second lowest vacancy rate in Canada.
- Average rent for all types of suites increased $87 monthly between surveys. One-bedroom suites increased $80 monthly and two-bedroom suites went up $95 monthly. Three-bedroom plus apartments increased $116 monthly.
- The average vacancy rate for Regina will increase to 1.2 per cent in 2009 as in-migration slows because of a slower increase in employment and rising rents.

Figure 1


The 2008 apartment vacancy rate for the Regina CMA is: 0.5%
Northwest 0.6%
Northeast 0.4%
West 0.8%
Central 0.5%
East 0.8%
South Lakeview/ Albert Park 0.4%
South Wascana-University 0.1%
Legend
0.5% 2008 vacancy rate for Central
Vacancy rate in 2008 the same as 2007
Vacancy rate in 2008 higher than 2007
Vacancy rate in 2008 lower than 2007

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NATIONAL VACANCY RATE DECREASED IN OCTOBER 2008

The average rental apartment vacancy rate in Canada's 34 major centres decreased to 2.2 per cent in October 2008 from 2.6 per cent in October 2007. The centres with the highest vacancy rates in 2008 were Windsor (14.6 per cent), St. Catharines-Niagara (4.3 per cent), and Oshawa (4.2 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Kelowna (0.3 per cent), Victoria (0.5 per cent), Vancouver (0.5 per cent), and Regina (0.5 per cent).

Apartment Vacancy Rates (%) by Major Centres

	Oct-07	Oct-08
Abbotsford	2.1	2.6
Barrie	3.2	3.5
Brantford	2.9	2.4
Calgary	1.5	2.1
Edmonton	1.5	2.4
Gatineau	2.9	1.9
Greater Sudbury	0.6	0.7
Guelph	1.9	2.3
Halifax	3.1	3.4
Hamilton	3.5	3.2
Kelowna	0.0	0.3
Kingston	3.2	1.3
Kitchener	2.7	1.8
London	3.6	3.9
Moncton	4.3	2.4
Montréal	2.9	2.4
Oshawa	3.7	4.2
Ottawa	2.3	1.4
Peterborough	2.8	2.4
Québec	1.2	0.6
Regina	1.7	0.5
Saguenay	2.8	1.6
Saint John	5.2	3.1
Saskatoon	0.6	1.9
Sherbrooke	2.4	2.8
St. Catharines-Niagara	4.0	4.3
St. John's	2.6	0.8
Thunder Bay	3.8	2.2
Toronto	3.2	2.0
Trois-Rivières	1.5	1.7
Vancouver	0.7	0.5
Victoria	0.5	0.5
Windsor	12.8	14.6
Winnipeg	1.5	1.0
Total	**2.6**	**2.2**

Demand for rental housing in Canada increased due to high migration levels, youth employment growth, and the large gap between the cost of homeownership and renting. Rental construction and competition from the condominium market were not enough to offset growing rental demand.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary ($1,148), Vancouver ($1,123), Toronto ($1,095), and Edmonton ($1,034), followed by Ottawa ($995), Kelowna ($967), and Victoria ($965). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières ($505), Saguenay ($518), and Sherbrooke ($543).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Saskatoon (20.3 per cent), Regina (13.5 per cent), Edmonton (9.2 per cent), and Kelowna (8.4 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 2.9 per cent between October 2007 and October 2008.

CMHC's October 2008 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2008, vacancy rates for rental condominium apartments were below one per cent in four of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Regina, Toronto, Ottawa, and Vancouver. However, Calgary and Edmonton registered the highest vacancy rates for condominium apartments at 4.0 per cent and 3.4 per cent in 2008, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2008 were lower than vacancy rates in the conventional rental market in Ottawa, Regina, Saskatoon, and Toronto. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,625), Vancouver ($1,507), and Calgary ($1,293). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2008.

(Footnotes)

1 Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

REGINA RENTAL MARKET SURVEY

Regina average vacancy 0.5 percentage points

Canada Mortgage and Housing Corporation (CMHC) conducted a rental market survey in October 2008 and found the average vacancy rate in Regina's rental apartments was 0.5 per cent, down 1.2 percentage points from 1.7 per cent in the October 2007 survey. In comparison to other Census Metropolitan Areas, Regina tied with Vancouver and Victoria for the second lowest vacancy rate in Canada.

The survey found that no more than 16 vacant suites existed in any rental survey zone. As a whole, the city and surrounding areas had 52 vacant suites in the survey universe at the time the rental market survey took place.

The decline in the average vacancy rate is attributable to increased in-migration stemming from positive job growth. The rising gap between the cost of home ownership and renting through 2007 and the early part of 2008 also kept demand strong for rental accommodation.

All city zones see high demand for rental apartments

Most survey zones recorded a decline in the vacancy rate with only the East and Northeast zones experiencing a slight increase in the rate. All survey zones recorded an average vacancy rate less than one per cent. The Central zone recorded a decline of 2.8 percentage points in the average vacancy rate, the largest decline seen in the city comparing the October 2007 results to the 2008 survey.

The East and West zones tied for the highest vacancy rate of 0.8 per cent, though this represents less than 10 vacant suites in each of these zones. The average vacancy rate is up slightly in the East zone and down 1.5 percentage points in the West.

Regina South (Wascana and University) recorded an average rate of 0.1 per cent, the lowest average vacancy rate in the city. The survey found one vacant suite in a survey universe of over 1,000 suites. As the name suggests, projects in this zone benefit from the demand created by students attending the university and Saskatchewan Institute of Applied Science and Technology (SIAST). Employees of these two institutions also contribute to rental demand.

Figure 2

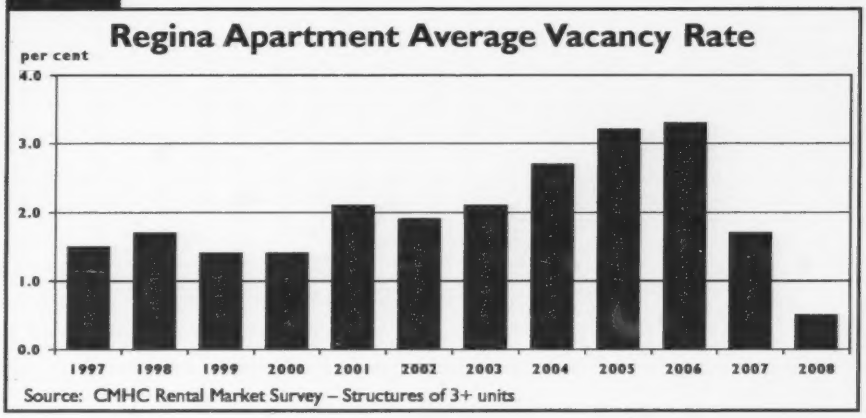
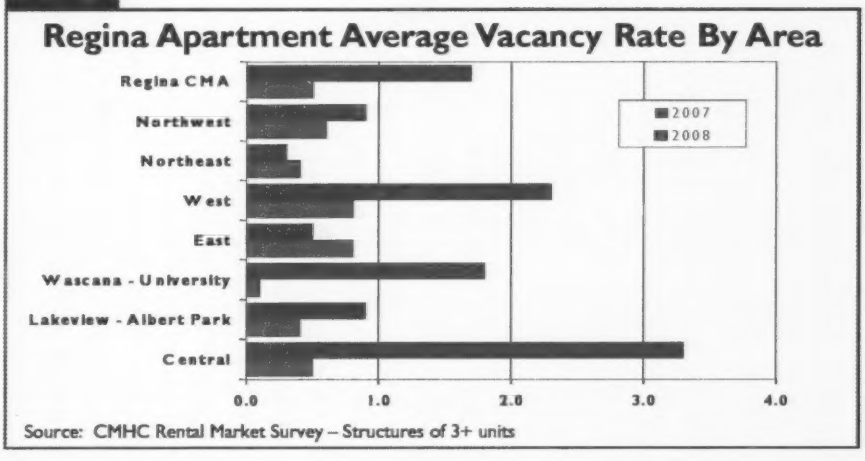


Figure 3



Among suite types, the October 2008 survey found that vacancy rates ranged from 0.3 per cent in one-bedroom suites and 1.2 per cent in bachelor and three-bedroom suites. The average vacancy rate is traditionally higher in bachelor suites, as they are less in demand due to their smaller size. One reason for the higher average vacancy for three-bedroom suites may be that rent has increased to the point that some rental households have moved to ownership. Notwithstanding the increase in the average vacancy rate, vacant suites are still scarce for these three bedroom suite types.

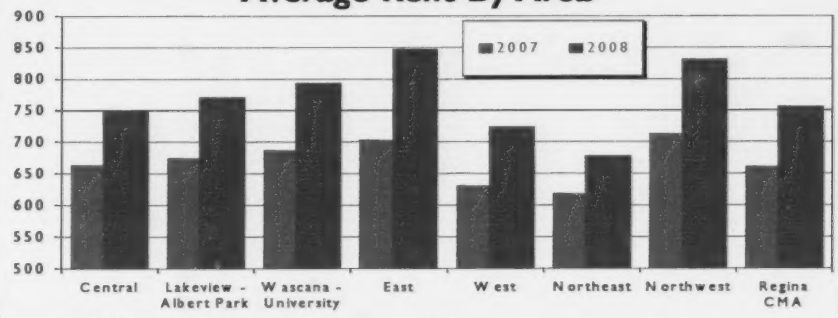
The survey report features information on the availability of suites within a rental market. A rental unit is available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacant units, the availability rate will always be equal to or greater than the vacancy rate. Results of the survey indicate that the availability rate was 1.2 per cent, 1.3 percentage points lower than the average availability rate reported in October 2007.

Average rents increase $87 monthly

Average rent for all types of suites increased $87 monthly between survey periods. One-bedroom suites increased $80 resulting in average rent of $634 monthly. Two-bedroom suites escalated $95 to arrive at a monthly average rent of $756. Three-bedroom plus apartments increased $116 monthly resulting in average monthly rent of $908. The higher than average increase in rent for three-bedroom plus suite types may have contributed to the increase in vacancy.

Figure 4

Regina Two Bedroom Apartment Average Rent By Area



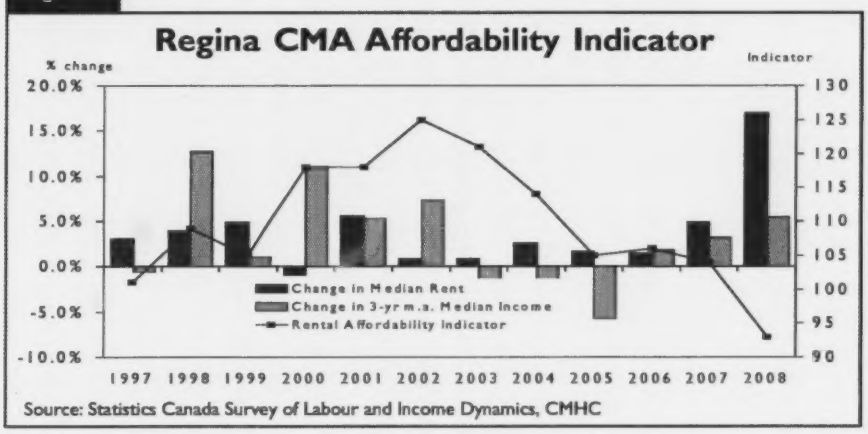
Source: CMHC Rental Market Survey – Structures of 3+ units

Turning to individual zone results for all types of suites, the largest increase in nominal rent of $137 monthly occurred in East survey zone projects. This zone contains the smallest number of suites in the survey universe. Moreover, it features the largest number of three-bedroom suites, a rare housing form considered desirable by renters due to the size of these suites. These two factors have led to an increase in average rent and resulted in this zone recording the highest average rent for all types of suites.

Regina's Northwest zone saw the highest average rent for one-bedroom apartments at $749 monthly. Projects tend to be newer in this zone and command higher rents. Central Regina recorded the lowest average rent at $587. Buildings in this zone tend to be older and the suites smaller than in other zones. Census data confirms that household income is the lowest in the city. These suites would appeal to one-person renter households suggesting that household income would be even lower than the average. This limits the potential for higher rental rates.

CMHC's measure of estimating the growth in rents for a fixed sample of structures is based on structures common to the survey sample for both the 2007 and 2008 surveys. The measure aims at better understanding rent changes in existing structures by excluding from the calculation the rents of newly built apartment buildings. The methodology section at the end of this report provides detailed information on this measure. For the Regina CMA, the year-over-year gain in average rent from the fixed sample is 13.8 per cent for all types of apartments in all zones. Both one-bedroom suites and two-bedroom apartments experienced a 13.5 per cent gain.

Figure 5



Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

Private rental market supply declines

The attraction of homeownership relative to renting in recent years as well as other important factors has had the effect of reducing the size of Regina rental market. According to Census data, rental units declined as a proportion of total dwellings between 2001 and 2006. While the number of private dwellings increased by 4.7 per cent, the number of rental dwellings declined by 1.4 per cent. CMHC's annual Rental Market Survey shows that the Regina privately initiated rental universe declined by 220 units between 2007 and 2008 because of rental unit conversion to condominiums, closure for renovations or demolition. Furthermore, there have been no additions to the private rental stock in the form of housing starts over the last year.

Rental Affordability Indicator

According to CMHC's rental affordability indicator, affordability in Regina's rental market declined this year. The cost of renting a median priced two-bedroom apartment climbed 17 per cent in 2008, while the median income of renter households grew at 5.4 per cent. The rental affordability indicator in Regina stands at 93 for 2008, the lowest level of affordability on record.

RENTAL MARKET OUTLOOK

Average vacancy rate to rise in 2009

The average vacancy rate for Regina will increase to 1.2 per cent in 2009 as in-migration slows because of a slower increase in employment and rising rents. Renters are doubling-up in order to compensate for rising rents thus contributing to the increase in vacancy. In addition, newer, investor-owned condominiums are drawing off demand from existing rental projects.

Furthermore, Regina's resale market is experiencing an increase in supply and price increases have slowed. This situation should persist until late 2009 and will lead to more rental households moving to homeownership as the difference in cost between owning and renting slows its rate of increase.

Average rents for two bedroom suites in the city will increase to $855 monthly in 2009 due to low vacancies. In addition, rents will increase to compensate for operating and maintenance cost increases experienced in previous years.

CONDOMINIUM AND OTHER SECONDARY RENTAL UNITS - SURVEY RESULTS

Regina's version of CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, now includes information on rental condominium apartments as well as other types of rental units in the secondary rental market. The additional information should help to provide a more complete overview of all rental markets in the Regina CMA. The methodology section at the end of this report provides more information on this Secondary Rental Market Survey.

Vacancy rate of rental condominium apartments similar to purpose built rental

Table 4.3.1 provides information on the size of the condominium rental apartment market in Regina. Of the 2,590 condominium units sampled, 303 or 11.7 per cent were rental.

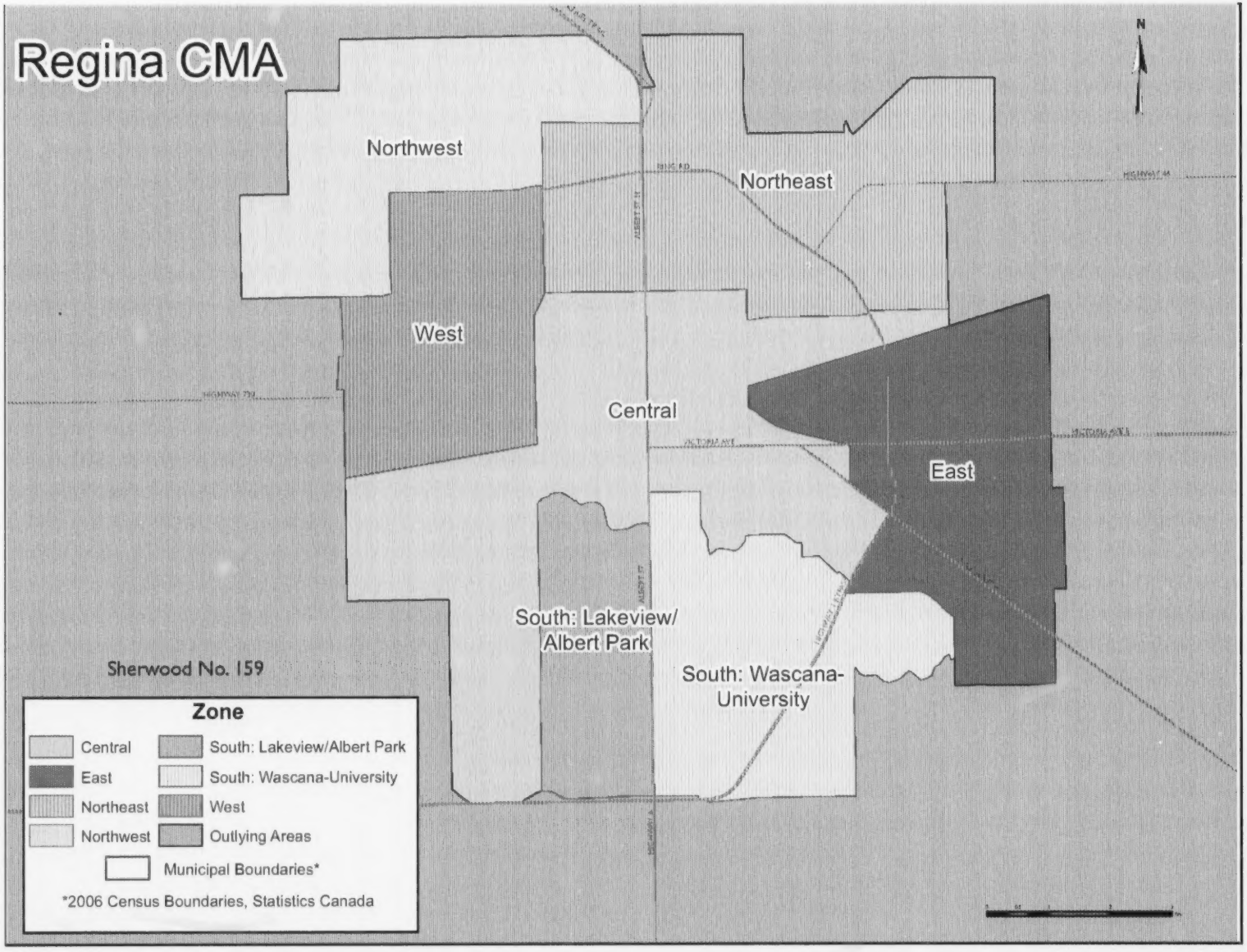
The average vacancy rate of 0.3 per cent in Regina's rental condominium apartments was similar to the vacancy rate of 0.5 per cent for purpose - built rental. At this time, the size of the rental condominium apartment universe does not allow CMHC to determine the average rental rates for such units.

The survey found 8,622 households in other secondary rental units of various forms including single and semi-detached, row and other accessory suites. Average rent for all of these types was $764. Average rent for row and semi-detached units was $768. Average rent for single-detached units was $779.

Revised and Improved Rental Market Survey Zones

CMHC, in co-operation with the City of Regina, has revised the rental market survey zones used to report on changes in Regina's rental market. The changes consisted of re-organizing Census Tracts into new zones within the city. The map on page one of this report displays the new boundaries.

These new zones provide a closer alignment with city neighbourhoods. In addition, rental projects within a particular zone have more characteristics, such as age and construction, in common with one another. These changes will make the report a more useful analytical tool for lenders, property managers and investors.


Regina CMA
Northwest
Northeast
West
Central
East
South: Lakeview/
Albert Park
South: Wascana-
University
Sherwood No. 159
N
Zone
Central
East
Northeast
Northwest
South: Lakeview/Albert Park
South: Wascana-University
West
Outlying Areas
Municipal Boundaries*
*2006 Census Boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - REGINA CMA*	
Zone 1	**Central** - Census tracts: 0004.00, 0007.00, 0008.01, 0009.01, 0010.00, 0011.00, 0012.00, 0013.00, 0014.00, 0017.00, 0018.00, 0019.00.
Zone 2	**South: Lakeview/Albert Park** - Census tracts: 0002.01, 0002.02, 0003.00, 0005.00.
Zone 3	**South: Wascana-University** - Census tracts: 0001.01, 0001.02, 0006.00.
Zone 4	**East** - Census tracts: 0008.02, 0009.02, 0015.00, 0016.00, 0100.00, 0100.08, 0100.10, 0100.11, 0100.12, 0100.13.
Zone 5	**West** - Census tracts: 0020.00, 0021.00, 0022.01, 0022.02, 0023.01, 0023.02, 0024.00.
Zone 6	**Northeast** - Census tracts: 0025.01, 0025.02, 0026.00, 0027.00, 0028.01, 0028.02, 0100.05.
Zone 7	**Northwest** - Census tracts: 0028.03, 0100.01, 0100.02, 0100.03, 0100.04, 0100.09.
Zones 1-7	**Regina City**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Central	5.8 b	1.5 a	3.0 b	0.2 a	2.8 b	0.4 a	**	0.0 a	3.3 c	0.5 a
Zone 2 - South: Lakeview/Albert Park	0.6 a	1.2 a	1.3 a	0.4 a	0.6 a	0.1 a	0.0 a	3.4 a	0.9 a	0.4 a
Zone 3 - South: Wascana University	0.0 c	0.0 a	3.2 d	0.0 a	1.0 a	0.2 a	**	**	1.8 b	0.1 a
Zone 4 - East	0.0 a	0.0 a	1.1 a	0.5 a	0.4 b	0.7 a	0.0 d	1.6 a	0.5 a	0.8 a
Zone 5 - West	**	0.0 a	1.9 c	0.2 a	2.7 b	1.2 a	**	0.0 a	2.3 b	0.8 a
Zone 6 - Northeast	0.0 c	0.0 a	0.6 a	0.4 a	0.2 b	0.4 a	**	**	0.3 a	0.4 a
Zone 7 - Northwest	**	**	1.3 a	2.0 a	0.7 a	0.0 a	**	**	0.9 a	0.6 a
Regina City (Zones 1-7)	3.9 c	1.2 a	2.1 a	0.3 a	1.2 a	0.4 a	0.0 b	1.2 a	1.7 a	0.5 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**3.9 c**	**1.2 a**	**2.1 a**	**0.3 a**	**1.2 a**	**0.4 a**	**0.0 b**	**1.2 a**	**1.7 a**	**0.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Central	368 a	427 a	506 a	587 a	664 a	751 a	773 b	846 a	536 a	618 a
Zone 2 - South: Lakeview/Albert Park	432 a	516 a	608 a	689 a	675 a	772 a	759 a	942 a	626 a	715 a
Zone 3 - South: Wascana University	394 a	454 a	616 a	695 a	687 a	794 a	**	**	657 a	751 a
Zone 4 - East	441 a	560 a	560 a	672 a	703 a	848 a	833 a	976 a	690 a	827 a
Zone 5 - West	397 b	496 b	561 a	646 a	630 a	724 a	639 c	755 a	596 a	686 a
Zone 6 - Northeast	421 a	472 a	551 a	600 a	619 a	678 a	**	**	593 a	649 a
Zone 7 - Northwest	**	**	624 a	749 a	713 a	831 a	**	**	686 a	805 a
Regina City (Zones 1-7)	389 a	456 a	554 a	635 a	661 a	756 a	792 a	908 a	601 a	688 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**389 a**	**456 a**	**554 a**	**634 a**	**661 a**	**756 a**	**792 a**	**908 a**	**600 a**	**687 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Central	7 a	453	5 a	2,058	4 a	981	0 a	35	16 a	3,527
Zone 2 - South: Lakeview/Albert Par	2 a	169	5 a	1,130	1 a	1,023	1 a	29	9 a	2,351
Zone 3 - South: Wascana University	0 a	19	0 a	403	1 a	633	**	**	1 a	1,064
Zone 4 - East	0 a	5	1 a	198	4 a	559	2 a	127	7 a	889
Zone 5 - West	0 a	47	1 a	474	8 a	646	0 a	20	9 a	1,187
Zone 6 - Northeast	0 a	33	2 a	550	5 a	1,136	**	**	7 a	1,734
Zone 7 - Northwest	**	**	3 a	152	0 a	311	**	**	3 a	470
Regina City (Zones 1-7)	9 a	728	17 a	4,965	23 a	5,289	3 a	241	52 a	11,222
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**9 a**	**729**	**17 a**	**4,977**	**23 a**	**5,300**	**3 a**	**241**	**52 a**	**11,246**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Central	6.3 b	1.5 a	3.3 b	0.8 a	2.9 b	0.8 a	**	2.9 a	3.6 b	0.9 a
Zone 2 - South: Lakeview/Albert Park	4.0 c	3.0 a	3.0 b	1.7 a	1.6 b	1.2 a	0.0 a	3.4 a	2.4 a	1.6 a
Zone 3 - South: Wascana University	0.0 c	0.0 a	3.5 c	0.7 a	1.9 c	1.3 a	**	**	2.4 b	1.0 a
Zone 4 - East	0.0 a	0.0 a	3.7 d	0.5 a	2.8 b	0.7 a	0.7 b	1.6 a	2.7 b	0.8 a
Zone 5 - West	5.0 d	4.3 a	1.9 c	0.2 a	3.0 b	1.5 a	**	5.0 a	2.6 b	1.2 a
Zone 6 - Northeast	0.0 c	0.0 a	1.4 a	0.7 a	0.3 a	1.0 a	**	**	0.7 a	0.9 a
Zone 7 - Northwest	**	**	4.6 a	7.2 a	2.3 a	1.6 a	**	**	3.0 a	3.4 a
Regina City (Zones 1-7)	5.1 b	1.9 a	3.0 a	1.1 a	1.9 a	1.1 a	0.4 b	2.1 a	2.5 a	1.2 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**5.1 b**	**1.9 a**	**3.0 a**	**1.1 a**	**1.9 a**	**1.1 a**	**0.4 b**	**2.1 a**	**2.5 a**	**1.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1 - Central	4.6 b	15.4 d	4.4 b	13.7 a	4.3 b	11.4 a	**	2.5 a	4.1 a	13.6 a
Zone 2 - South: Lakeview/Albert Park	6.5 c	15.1 a	7.0 b	13.6 a	5.5 b	14.1 a	2.1 a	17.5 a	5.9 b	14.3 a
Zone 3 - South: Wascana University	3.1 c	13.5 a	8.3 c	11.9 a	6.1 b	13.7 a	**	**	7.3 b	13.3 a
Zone 4 - East	12.6 a	25.8 a	10.2 c	19.5 a	10.3 c	19.3 a	**	15.1 a	10.7 c	18.1 a
Zone 5 - West	**	**	8.7 b	15.5 a	9.2 b	17.4 a	**	**	9.1 b	16.0 a
Zone 6 - Northeast	**	9.2 a	6.2 b	9.1 a	5.7 b	10.3 a	**	**	5.5 b	10.2 a
Zone 7 - Northwest	**	**	6.7 a	17.9 a	9.1 a	15.5 a	**	**	8.4 a	16.3 a
Regina City (Zones 1-7)	5.6 b	14.0 a	6.5 a	13.5 a	6.2 a	13.5 a	4.5 c	10.6 a	6.2 a	13.9 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**5.6 b**	**13.9 a**	**6.5 a**	**13.5 a**	**6.2 a**	**13.5 a**	**4.5 c**	**10.6 a**	**6.2 a**	**13.8 a**

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Regina CMA										
Pre 1940	6.6 b	1.7 a	2.3 a	0.6 a	0.0 b	0.0 a	**	0.0 a	3.0 a	0.8 a
1940 - 1959	**	2.0 a	5.8 d	0.4 a	4.0 d	2.2 a	0.0 a	8.3 a	5.5 d	1.3 a
1960 - 1974	0.8 a	0.8 a	1.5 a	0.2 a	0.7 a	0.3 a	0.0 c	0.0 a	1.1 a	0.3 a
1975 - 1989	0.0 c	0.0 a	1.8 a	0.5 a	1.3 a	0.3 a	0.0 c	1.4 a	1.4 a	0.4 a
1990 - 1999	n/u	n/u	n/s	**	n/s	**	n/u	n/u	n/s	**
2000+	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Total	3.9 c	1.2 a	2.1 a	0.3 a	1.2 a	0.4 a	0.0 b	1.2 a	1.7 a	0.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Regina CMA										
Pre 1940	329 a	373 b	433 a	515 a	562 a	662 a	**	738 b	430 a	513 a
1940 - 1959	428 a	484 a	492 a	571 a	561 a	654 a	622 a	795 a	512 a	598 a
1960 - 1974	411 a	486 a	538 a	610 a	629 a	715 a	741 a	807 a	575 a	651 a
1975 - 1989	400 a	488 a	635 a	722 a	714 a	820 a	858 a	990 a	687 a	787 a
1990 - 1999	n/u	n/u	n/s	**	n/s	**	n/u	n/u	n/s	**
2000+	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Total	389 a	456 a	554 a	634 a	661 a	756 a	792 a	908 a	600 a	687 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Regina CMA										
3 to 5 Units	**	**	2.2 a	0.0 a	1.5 a	2.4 a	0.0 a	0.0 a	1.9 a	1.5 a
6 to 19 Units	**	0.5 a	1.9 b	0.4 a	1.1 a	0.4 a	0.0 c	0.9 a	1.5 a	0.4 a
20 to 49 Units	1.3 a	1.3 a	1.2 a	0.4 a	0.8 a	0.1 a	0.0 a	0.0 a	1.0 a	0.4 a
50 to 99 Units	9.4 a	0.0 a	1.7 a	0.0 a	0.4 a	0.8 a	**	**	1.4 a	0.6 a
100+ Units	**	**	7.0 a	0.5 a	5.0 a	0.3 a	**	**	7.0 a	0.6 a
Total	3.9 c	1.2 a	2.1 a	0.3 a	1.2 a	0.4 a	0.0 b	1.2 a	1.7 a	0.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Regina CMA										
3 to 5 Units	**	**	474 a	540 a	549 a	658 a	601 b	832 b	535 a	637 a
6 to 19 Units	412 a	480 a	538 a	625 a	637 a	739 a	793 a	909 a	592 a	685 a
20 to 49 Units	378 a	447 a	535 a	610 a	665 a	751 a	767 a	859 a	574 a	653 a
50 to 99 Units	349 a	**	578 a	649 a	720 a	783 a	**	**	642 a	717 a
100+ Units	**	**	693 a	773 a	837 a	937 a	**	**	742 a	832 a
Total	389 a	456 a	554 a	634 a	661 a	756 a	792 a	908 a	600 a	687 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Regina CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Central	3.4 a	1.1 a	2.5 c	0.4 a	1.2 a	0.6 a	3.0 a	0.0 a	9.5 a	0.5 a
Zone 2 - South: Lakeview/Albert Park	0.0 b	0.0 a	1.3 d	0.4 a	0.8 a	0.4 a	**	**	**	**
Zone 3 - South: Wascana University	**	**	2.5 c	0.0 a	0.7 a	0.2 a	n/u	n/u	n/u	n/u
Zone 4 - East	**	0.0 a	0.4 b	0.5 a	1.0 a	0.0 a	**	**	n/u	n/u
Zone 5 - West	3.0 a	4.0 a	2.0 b	0.6 a	3.0 a	0.0 a	n/u	n/u	n/u	n/u
Zone 6 - Northeast	n/u	n/u	0.1 b	0.3 a	0.7 a	0.3 a	**	**	n/u	n/u
Zone 7 - Northwest	n/u	n/u	2.1 b	1.5 a	0.0 a	0.0 a	**	**	n/u	n/u
Regina City (Zones 1-7)	1.9 a	1.5 a	1.5 a	0.4 a	1.0 a	0.4 a	1.4 a	0.6 a	7.0 a	0.6 a
Zone 8 - Outlying Areas	n/u	n/u	n/u	n/u	**	**	n/u	n/u	n/u	n/u
Regina CMA	**1.9 a**	**1.5 a**	**1.5 a**	**0.4 a**	**1.0 a**	**0.4 a**	**1.4 a**	**0.6 a**	**7.0 a**	**0.6 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Regina CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Regina CMA										
LT $400	3.3 c	0.9 a	**	**	**	**	n/s	n/s	4.2 c	0.6 a
$400 - $499	3.2 d	1.7 b	1.3 a	0.4 a	2.7 c	**	n/s	n/s	1.7 b	0.9 a
$500 - $599	11.4 d	0.9 a	1.5 c	0.3 a	0.6 a	0.4 a	**	**	1.2 a	0.4 a
$600 - $699	**	5.8 d	1.3 a	0.3 a	0.7 a	0.2 a	**	**	0.9 a	0.3 a
$700 - $799	n/s	**	7.0 b	0.2 a	1.7 b	0.2 a	**	2.6 c	2.9 a	0.3 a
$800+	**	**	9.1 c	1.1 a	3.4 b	0.7 a	0.0 c	1.3 a	3.7 b	0.8 a
Total	3.9 c	1.2 a	2.1 a	0.3 a	1.2 a	0.4 a	0.0 b	1.2 a	1.7 a	0.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Central	**	**	**	**	**	**	0.6 a	0.0 a	1.7 a	0.3 a
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	**	**	**	1.7 a	**	1.7 a
Zone 4 - East	n/u	n/u	**	**	0.0 a	0.0 a	1.1 a	0.7 a	0.8 a	0.5 a
Zone 5 - West	n/u	n/u	**	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	0.0 a	**	2.1 a	0.4 a	1.2 a	0.7 a	1.4 a	0.6 a
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	**0.0 a**	**0.0 a**	**2.0 a**	**0.3 a**	**1.2 a**	**0.7 a**	**1.4 a**	**0.6 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Central	**	**	**	**	**	**	829 a	995 a	781 a	933 a
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	**	**	**	1,035 a	**	1,026 a
Zone 4 - East	n/u	n/u	**	**	692 a	827 a	776 a	894 a	743 a	866 a
Zone 5 - West	n/u	n/u	**	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	531 a	**	727 a	867 a	803 a	958 a	770 a	921 a
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	**525 a**	**671 a**	**724 a**	**860 a**	**803 a**	**958 a**	**768 a**	**918 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Central	**	**	**	**	**	**	0 a	178	1 a	348
Zone 2 - South: Lakeview/Albert Par	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	**	**	2 a	116	2 a	120
Zone 4 - East	n/u	n/u	**	**	0 a	76	2 a	274	2 a	378
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	1 a	281	5 a	669	6 a	989
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	0 a	40	1 a	287	5 a	669	6 a	997

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Central	**	**	**	**	**	**	3.4 a	3.4 a	5.4 a	2.0 a
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	**	**	**	1.7 a	**	1.7 a
Zone 4 - East	n/u	n/u	**	**	0.0 a	0.0 a	2.9 a	2.2 a	2.1 a	1.6 a
Zone 5 - West	n/u	n/u	**	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	0.0 a	**	5.2 a	0.7 a	3.6 d	2.7 a	3.9 c	2.0 a
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	0.0 a	0.0 a	5.1 a	0.7 a	3.6 d	2.7 a	3.9 c	2.0 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1 - Central	**	**	**	**	**	**	8.4 a	20.5 a	8.9 a	19.6 a
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	**	**	**	23.8 a	**	22.6 a
Zone 4 - East	n/u	n/u	**	**	7.5 a	18.7 a	10.9 a	14.4 a	11.5 a	16.8 a
Zone 5 - West	n/u	n/u	**	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	14.0 a	**	8.0 a	18.9 a	9.5 a	18.2 a	9.8 a	18.7 a
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	**13.6 a**	**26.1 a**	**8.1 a**	**18.7 a**	**9.5 a**	**18.2 a**	**9.8 a**	**18.5 a**

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Central	5.8 b	1.5 a	3.0 a	0.2 a	2.8 b	0.4 a	0.5 a	0.0 a	3.1 b	0.4 a
Zone 2 - South: Lakeview/Albert Park	0.6 a	1.2 a	1.3 a	0.4 a	0.6 a	0.1 a	0.0 a	3.4 a	0.9 a	0.4 a
Zone 3 - South: Wascana University	0.0 c	0.0 a	3.2 d	0.0 a	1.0 a	0.2 a	**	1.6 a	1.7 b	0.3 a
Zone 4 - East	0.0 a	0.0 a	1.0 a	0.4 a	0.4 b	0.6 a	0.7 a	1.0 a	0.6 a	0.7 a
Zone 5 - West	**	0.0 a	1.9 c	0.2 a	2.5 b	1.2 a	**	1.7 a	2.2 b	0.8 a
Zone 6 - Northeast	0.0 c	0.0 a	0.6 a	0.4 a	0.2 b	0.4 a	**	0.0 a	0.3 a	0.4 a
Zone 7 - Northwest	**	**	1.3 a	1.9 a	1.0 a	0.0 a	**	**	1.3 a	0.6 a
Regina City (Zones 1-7)	3.9 c	1.2 a	2.1 a	0.3 a	1.2 a	0.4 a	0.9 a	0.9 a	1.7 a	0.5 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**3.9 c**	**1.2 a**	**2.1 a**	**0.3 a**	**1.2 a**	**0.4 a**	**0.9 a**	**0.9 a**	**1.7 a**	**0.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Central	368 a	427 a	506 a	587 a	676 a	769 a	821 a	969 a	558 a	646 a
Zone 2 - South: Lakeview/Albert Park	432 a	516 a	608 a	689 a	675 a	772 a	759 a	942 a	626 a	715 a
Zone 3 - South: Wascana University	394 a	454 a	616 a	695 a	687 a	794 a	807 b	1,013 a	672 a	779 a
Zone 4 - East	441 a	560 a	558 a	676 a	701 a	846 a	796 a	920 a	706 a	839 a
Zone 5 - West	397 b	496 b	560 a	646 a	635 a	731 a	745 b	878 b	605 a	699 a
Zone 6 - Northeast	421 a	472 a	551 a	600 a	619 a	678 a	715 a	723 a	594 a	650 a
Zone 7 - Northwest	**	**	624 a	749 a	714 a	832 a	**	**	702 a	832 a
Regina City (Zones 1-7)	389 a	456 a	554 a	635 a	665 a	762 a	800 a	945 a	614 a	707 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**389 a**	**456 a**	**554 a**	**635 a**	**664 a**	**761 a**	**800 a**	**945 a**	**614 a**	**706 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \le cv \le 2.5$), b – Very good ($2.5 < cv \le 5$), c – Good ($5 < cv \le 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Central	7 a	454	5 a	2,066	5 a	1,142	0 a	213	17 a	3,875
Zone 2 - South: Lakeview/Albert Par	2 a	169	5 a	1,130	1 a	1,023	1 a	29	9 a	2,351
Zone 3 - South: Wascana University	0 a	19	0 a	403	1 a	637	2 a	125	3 a	1,184
Zone 4 - East	0 a	5	1 a	226	4 a	635	4 a	401	9 a	1,267
Zone 5 - West	0 a	47	1 a	474	8 a	682	1 a	59	10 a	1,262
Zone 6 - Northeast	0 a	33	2 a	550	5 a	1,136	0 a	28	7 a	1,746
Zone 7 - Northwest	**	**	3 a	154	0 a	315	**	**	3 a	526
Regina City (Zones 1-7)	9 a	729	17 a	5,003	24 a	5,570	8 a	910	58 a	12,211
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**9 a**	**730**	**17 a**	**5,017**	**24 a**	**5,587**	**8 a**	**910**	**58 a**	**12,243**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Central	6.3 b	1.5 a	3.3 b	0.8 a	3.6 b	0.8 a	2.8 a	3.3 a	3.7 b	1.0 a
Zone 2 - South: Lakeview/Albert Park	4.0 c	3.0 a	3.0 b	1.7 a	1.6 b	1.2 a	0.0 a	3.4 a	2.4 a	1.6 a
Zone 3 - South: Wascana University	0.0 c	0.0 a	3.5 c	0.7 a	1.9 c	1.3 a	**	1.6 a	2.3 b	1.1 a
Zone 4 - East	0.0 a	0.0 a	3.3 d	0.4 a	2.5 b	0.6 a	2.2 b	2.0 a	2.5 b	1.0 a
Zone 5 - West	5.0 d	4.3 a	1.9 c	0.2 a	3.0 b	1.5 a	1.7 b	3.4 a	2.6 a	1.2 a
Zone 6 - Northeast	0.0 c	0.0 a	1.4 a	0.7 a	0.3 a	1.0 a	**	0.0 a	0.9 d	0.9 a
Zone 7 - Northwest	**	**	4.6 a	7.1 a	2.6 a	1.9 a	**	**	3.5 a	3.8 a
Regina City (Zones 1-7)	5.1 b	1.9 a	2.9 a	1.1 a	2.1 a	1.1 a	2.7 c	2.5 a	2.6 a	1.2 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**5.1 b**	**1.9 a**	**2.9 a**	**1.1 a**	**2.1 a**	**1.1 a**	**2.7 c**	**2.5 a**	**2.6 a**	**1.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1 - Central	4.6 b	15.8 d	4.3 b	13.8 a	5.1 a	12.3 a	**	11.8 a	4.6 a	14.2 a
Zone 2 - South: Lakeview/Albert Park	6.5 c	15.1 a	7.0 b	13.6 a	5.5 b	14.1 a	2.1 a	17.5 a	5.9 b	14.3 a
Zone 3 - South: Wascana University	3.1 c	13.5 a	8.3 c	11.9 a	5.9 b	13.8 a	**	14.1 a	7.0 b	13.9 a
Zone 4 - East	12.6 a	25.8 a	11.3 c	20.5 a	9.6 b	19.2 a	10.5 a	14.7 a	11.1 a	17.6 a
Zone 5 - West	**	**	8.7 b	15.5 a	8.5 b	17.8 a	**	**	8.8 b	16.3 a
Zone 6 - Northeast	**	9.2 a	6.2 b	9.1 a	5.7 b	10.3 a	**	3.3 a	5.6 b	10.1 a
Zone 7 - Northwest	**	**	6.7 a	17.9 a	9.1 a	15.5 a	**	**	9.1 a	17.2 a
Regina City (Zones 1-7)	5.6 b	14.2 a	6.6 a	13.7 a	6.3 a	13.9 a	7.0 a	14.2 a	6.5 a	14.3 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**5.6 b**	**14.1 a**	**6.6 a**	**13.7 a**	**6.3 a**	**13.9 a**	**7.0 a**	**14.2 a**	**6.6 a**	**14.3 a**

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Regina CMA - October 2008

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-07	Oct-08	Oct-07	Oct-08
Regina CMA	n/a	0.3 a	1.7 a	0.5 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Regina CMA - October 2008

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-07	Oct-08	Oct-07	Oct-08
Regina CMA				
3 to 24 Units	n/a	0.0 b	1.4 a	0.4 a
25 to 49 Units	n/a	0.0 a	0.8 a	0.5 a
50+ Units	n/a	0.6 a	3.9 a	0.6 a
Total	n/a	0.3 a	1.7 a	0.5 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Regina CMA - October 2008

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Regina CMA	n/a	2,590	n/a	303 a	n/a	11.7 a	n/a	0.3 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Regina CMA - October 2008

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Regina CMA								
3 to 24 Units	n/a	545	n/a	37 b	n/a	6.8 b	n/a	0.0 b
25 to 49 Units	n/a	910	n/a	91 a	n/a	10.0 a	n/a	0.0 a
50+ Units	n/a	1,135	n/a	175 d	n/a	15.4 d	n/a	0.6 a
Total	n/a	2,590	n/a	303 a	n/a	11.7 a	n/a	0.3 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Regina CMA - October 2008

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Regina CMA										
Single Detached	n/a	n/s	n/a	**	n/a	622 b	n/a	876 d	n/a	779 c
Semi detached, Row and Duplex	n/a	n/s	n/a	**	n/a	727 c	n/a	851 c	n/a	768 b
Other-Primarily Accessory Suites	n/a	n/s	n/a	**	n/a	n/s	n/a	**	n/a	**
Total	n/a	n/s	n/a	**	n/a	661 b	n/a	859 c	n/a	764 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Regina CMA - October 2008

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-07	Oct-08
Regina CMA		
Single Detached	n/a	4,603 a
Semi detached, Row and Duplex	n/a	3,638 b
Other-Primarily Accessory Suites	n/a	381 d
Total	n/a	8,622 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2008, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007 and 2008.

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